

## UNITED STATES DISTRICT COURT

## DISTRICT OF NEVADA

MARY R. SEILER, )

Plaintiff, )

v. )

JPMORGAN CHASE BANK, )  
NATIONAL ASSOCIATION, ITS )  
SUCCESSORS AND/OR ASSIGNS )  
CALIFORNIA RECONVEYANCE )  
COMPANY, ITS SUCCESSORS )  
AND/OR ASSIGNS, DOES I )  
THOUGH X, THEIR )  
SUCCESSORS AND/OR )  
ASSIGNS )

Case No. 2:10-cv-01405-KJD-RJJ

**ORDER EXPUNGING  
NOTICES OF LIS PENDENS**

The Court, having considered the Motion to Expunge Notices of Lis Pendens filed with the Court by JPMorgan Chase Bank, N.A., for itself and as acquirer of certain assets and liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corporation, acting as Receiver ("Chase"), and California Reconveyance Company ("CRC"), and good cause appearing therefor,

SMITH LARSEN &amp; WIXOM

ATTORNEYS

HILLS CENTER BUSINESS PARK  
1935 VILLAGE CENTER CIRCLE  
LAS VEGAS, NEVADA 89134

TEL (702) 252-5002 • FAX (702) 252-5006

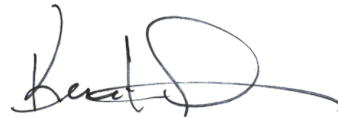
1 **IT IS HEREBY ORDERED** as follows:

- 2 (i) the Notice of Lis Pendens recorded by Plaintiff on July 22, 2010, in the
- 3 Official Records of the Clark County, Nevada Recorder, as Document No.
- 4 20100722-0004960 (a copy of which is attached hereto as **Exhibit 1**) is
- 5 hereby expunged and fully discharged, and is of no further force and effect
- 6 for any purposes;
- 7
- 8 (ii) the Notice of Lis Pendens recorded by Plaintiff on April 1, 2011, in the
- 9 Official Records of the Clark County, Nevada Recorder, as Document No.
- 10 20110401-0002626 (a copy of which is attached hereto as **Exhibit 2**) is
- 11 hereby expunged and fully discharged, and is of no further force and effect
- 12 for any purposes; and,
- 13
- 14 (iii) the real property located at 1476 Rancho Navarro Street, Henderson, Clark
- 15 County, Nevada (APN 178-21-612-001), which was the subject of this
- 16 action, is fully exonerated from the referenced Notices of Lis Pendens.
- 17

18

19 Dated this 3rd day of April, 2012.

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22

23 KENT J. DAWSON

24 UNITED STATES DISTRICT COURT JUDGE

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**SMITH LARSEN & WIXOM**

A T T O R N E Y S  
HILLS CENTER BUSINESS PARK  
1935 VILLAGE CENTER CIRCLE  
LAS VEGAS, NEVADA 89134  
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**EXHIBIT 1**

Inst #: 201007220004960

Fees: \$16.00

N/G Fee: \$0.00

07/22/2010 03:22:40 PM

Receipt #: 436410

Requestor:

MARY SEILER

Recorded By: LEX Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN# 178-21-612-001

11-digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>

LIS PENDENS

**Type of Document**

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

**Recording Requested By:**

MARY R. SEILER

**Return Documents To:**

Name MARY R. SEILER

Address 1478 RANCHO NAVARRO STREET

City/State/Zip HENDERSON, NV 89012

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

OR Form 108 ~ 06/06/2007

Coversheet.pdf

MARY R. SEILER  
1478 RANCHO NAVARRO STREET  
HENDERSON, NV 89012  
TEL: 702-812-3878  
EMAIL: MARYSEILER76@AOL.COM

PLAINTIFF *PRO SE*

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

Mary R. Seiler,

Plaintiff,

vs.

JPMorgan Chase Bank, National  
Association, its successors and/or assigns,  
and California Reconveyance Company, )  
its successors and/or assigns,

Defendants.

Case No.: *A-10-621306-C*

Dept No.: *1*

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN pursuant to NRS 14.010 that an action has been commenced in the United States District Court , District of Nevada for substantial violations of Nevada Revised Statutes 107 Default and Sale, negligence, mistake, error, omissions, and/or fraud which affects the Title to the real property described herein by the foregoing Plaintiff against the foregoing Defendant, and any and all unnamed parties claiming any interest in the subject property commonly known as 1476 Rancho Navarro Street, Henderson, NV 89012 (Property) more particularly described as follows:

LOT ONE (1) IN BLOCK TWO (2) OF RANCHO ARROYO GRANDE-UNIT 1, AS SHOWN BY

MAP THEREOF ON FILE IN BOOK 74 OF PLATS, PAGE 67 IN THE OFFICE OF THE COUNTY  
RECORDER OF CLARK COUNTY, NEVADA.

APN: 178-21-612-001

DATED this 22 day of July, 2010.

RESPECTFULLY SUBMITTED BY,

MARY R. SEILER



MARY R. SEILER *PRO SE*  
1478 RANCHO NAVARRO STREET  
HENDERSON, NV 89012  
TELE: 702-812-3878

STATE OF NEVADA     )  
                              )ss  
COUNTY OF CLARK    )

On the \_\_\_\_\_ day of July, 2010, \_\_\_\_\_ personally appeared  
before me, who is personally known to me, to be the signer of the instrument, and she  
acknowledged that she signed it.

\_\_\_\_\_  
NOTARY REPUBLIC

My commission expires \_\_\_\_\_

**SMITH LARSEN & WIXOM**

A T T O R N E Y S  
HILLS CENTER BUSINESS PARK  
1935 VILLAGE CENTER CIRCLE  
LAS VEGAS, NEVADA 89134  
TEL (702) 252-5002 • FAX (702) 252-5006

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**EXHIBIT 2**

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Inst #: 201104010002626

Fees: \$16.00

N/C Fee: \$0.00

04/01/2011 01:47:24 PM

Receipt #: 726155

Requestor:

MARY SEILER

Recorded By: SUO Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN# 178-21-612-001

11-digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>

LIS PENDENS

**Type of Document**

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

**Recording Requested By:**

MARY R. SEILER

**Return Documents To:**

**Name** MARY R. SEILER

**Address** 1478 RANCHO NAVARRO STREET

**City/State/Zip** HENDERSON, NV 89012

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

OR Form 108 ~ 06/06/2007

Coversheet.pdf



MARY R. SEILER  
1478 RANCHO NAVARRO STREET  
HENDERSON, NV 89012  
TEL: 702-812-3878  
EMAIL: MARYSEILER76@AOL.COM

PLAINTIFF *PRO SE*

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

Mary R. Seiler,	)	
	)	Case No: 2:10-cv-01405-KJD-RJJ
Plaintiff,	)	
	)	
vs.	)	
	)	NOTICE OF LIS PENDENS
	)	
JPMorgan Chase Bank, National	)	
Association, its successors and/or assigns,	)	
and California Reconveyance Company,	)	
its successors and/or assigns,	)	
	)	
Defendants.	)	
<hr/>		

NOTICE IS HEREBY GIVEN pursuant to NRS 14.010 that an action has been commenced in the United States District Court , District of Nevada for substantial violations of Nevada Revised Statutes 107 Default and Sale, negligence, mistake, error, ommissions, and/or fraud, violations of the truth in lending act, breach of contract, breach of fiduciary duty, breach of the covenant of good faith and fair dealing, conversion, unfair or deceptive acts or practices of Nevada, violations of the consumer protection act, which affects the Title to the real property described herein by the foregoing Plaintiff against the foregoing Defendant, and any and all unnamed parties claiming any interest in the

subject property commonly known as 1476 Rancho Navarro Street, Henderson, NV 89012

(Property) more particularly described as follows:

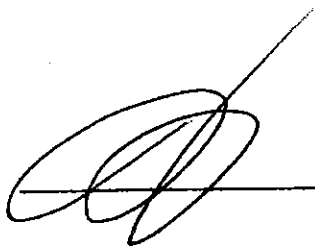
LOT ONE (1) IN BLOCK TWO (2) OF RANCHO ARROYO GRANDE-UNIT 1, AS SHOWN BY  
MAP THEREOF ON FILE IN BOOK 74 OF PLATS, PAGE 67 IN THE OFFICE OF THE COUNTY  
RECORDER OF CLARK COUNTY, NEVADA.

APN: 178-21-612-001

DATED this April 1, 2011 day of March, 2011.

RESPECTFULLY SUBMITTED BY,

MARY R. SEILER

A handwritten signature in black ink, appearing to read 'Mary R. Seiler', is written over a horizontal line.

MARY R. SEILER *PRO SE*  
1478 RANCHO NAVARRO STREET  
HENDERSON, NV 89012  
TELE: 702-812-3878